BEG SE COR OF NE1/4 OF NE1/4, W
1295.22 FT TO S R/W OF CR-242, E
419.58 FT FT TO E LINE OF SEC, S

WILDFLOWER FARMS LLC
215 SW CREWS FARM TER
LAKE CITY, FL 32025

2026

30-4S-17-08868-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,206
TOTAL LAND VALUE - MARKET	80,080
TOTAL MARKET VALUE	4,409
SOH/AGL Deduction	0
ASSESSED VALUE	4,409
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,409
TOTAL JUST VALUE	81,286
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19201	M H	125	02/07/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1351/1732	1/15/2018	WD	Q	V	03	175,000
GRANTOR: TERESA MAUDE MILTON						
GRANTEE: WILDFLOWER FARMS LL						
1351/1727	1/15/2018	WD	U	V	11	0
GRANTOR: ROBERT LEO & JAY WILL						
GRANTEE: TERESA MAUDE MILTON						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0040	BARN,POLE	0	0	24	24	576.00	UT	1.40	1.40	100	0	0	3	100	806	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,206

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	11.44	AC		1.00	1.00	1.00	280.00	280.00	3,203							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	11.44	AC		1.00	1.00	1.00	7,000.00	7,000.00	80,080							

REVIEW DATE 11/05/2018 BY DF Total Acres: 11.44 Total Land Value: 3,203 Market: 80,080 Agricultural: 3,203 Common: 0 PRINTED 11/05/2025 BY SYS